

## **Memorandum**

**To:** Code Rewrite Commission

**From:** Gary Lee, Senior Planner, 556-2418

**Date:** May 17, 2010

**Subject:** **Downtown Regulations**

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### **BACKGROUND**

Review of the Downtown code rewrite proposal begins on May 17. Staff modeled regulations for urban centers on those developed for Commercial, Industrial, and Design District Zones. The vast majority of the change is organizational rather than substantive.

### **PREPARATION FOR MAY 17 STUDY SESSION**

For May 17, please focus on the staff report and pages 1 through 56 (sections 10 through 100) of Exhibit A and be prepared to identify issues for those pages. In support of the code rewrite mission statement and principles, the main components of the Downtown proposal are to:

- Reorganize Downtown to have a structure similar to Overlake Village (review began May 10); this organization also shares similarities as that for Commercial, Industrial, and Design District zones;
- Eliminate footnotes;
- Remove duplicative regulations; and,
- Adopt a standard set of land use names modeled on the Land Based Classification System

See Exhibit C, Existing to Proposed Code Crosswalk for a more detailed description of how the code is changing with this proposal.

### **REVIEW SCHEDULE**

The public hearing for this package is scheduled for June 7, 2010. Issue identification for the remainder of the chapter is also scheduled for that date. Staff anticipates that the CRC will complete its recommendation on the Downtown regulations in late July.

Please contact Gary Lee with questions.

### **ENCLOSURES**

Staff report with Exhibits A-C